

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

Project Name [Number]	Campo-Morena Village Branch Library 1045	Current Square Footage	490
Applicant	San Diego, County of	Project Square Footage	2,480
Operating Library Jurisdiction	San Diego County Library	Service Area Population:	6,485
Project Type	New Library		
Project Priority	1st	Anticipated Construction Start Date:	3/10/2003
Joint Use Type	Joint Venture		
Multipurpose?	NO	Total Project Amount	\$1,110,162
Leased Site:	YES	State Grant Amount	\$686,180

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
Needs of urban and rural areas:		[see map]
Population growth:		90%
Financial capacity of applicant to open and maintain operation of the library (new libraries only):		Yes
Age and condition of existing library:	Poor Condition (= Very Good)	
Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:	Acceptable	
Plan of Service integrates appropriate electronic technology:	Acceptable	
Appropriateness of proposed site for the proposed project:	Very Good	
Overall Rating:		Acceptable

Summary of Review Panel Comments

Population Growth 90.3%

Age and Condition The library was built in 1962 and has not been renovated. The existing leased facility is a storefront comprised of less than 500 square feet. Major deficiencies of the existing library: aging facility is not energy efficient; non-compliance with ADA and seismic codes; inadequate acoustical control between activity areas; inadequate space for all services and functions; lack of meeting/programming space.

Needs of residents/response of proposed project to needs The needs assessment process included forming a community-based advisory committee that gathered input via key informant interviews, community surveys, and a community meeting, ultimately involving approximately 150 individuals. Demographics and needs assessment findings were well analyzed and logical conclusions were drawn concerning library service needs. Service limitations revolve around the almost overwhelming lack of space (e.g., shelving of materials below standing height PC workstations). The needs of K-12 students were considered during the needs assessment process, and well-designed services were developed to address the findings.

The plan of service follows the needs assessment and service needs findings, with clear and well written goals and objectives. Service indicators are qualitative.

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The building program does not adequately implement the needs assessment. The general requirement section includes very little about telecommunication needs, referring the reader to a section that doesn't exist. The needs assessment emphasizes the Literacy Center, but almost nothing is included about it in the building program. The 12 PCs mentioned for literacy use are not included in the program and therefore may not appear on the floor plan. Shelving is not included in the master list of furnishings and equipment. A separate shelving appendix is included, but it doesn't specify quantity needed -- only capacities of various shelving types. The listing attempts to show the amount of shelving for single-faced and double faced units of shelving, but is confusing since both figures are the same. In addition, shelving is not included in the individual space descriptions, leaving the designer to attempt to interpret what type and height of shelving the applicant requires in each area. Non-assignable square footage is shown to be approximately 13%, which may be inadequate to accommodate the required building functions.

The conceptual plans follow most of the requirements of the building program, with the exception of a smaller staff support area. Programmed square footage is not shown on the floor plan, requiring the reader to cross reference the building program to verify the plan. Actual square footage is given only for major divisions, not for individual spaces. Non-assignable square footage is shown as approximately 11% of the gross square footage, which may be inadequate to accommodate the building functions. The site plan for the library is too small to show adequate detail, making it impossible to locate parking and pedestrian pathways.

Joint use agreement: Family Literacy Center The agreement does not demonstrate an equitable partnership between the county and the school district. The agreement indicates only that staffing will be "subject to a mutual written agreement of both the School District and the County based upon adjustment of costs and related policies." The school district will participate by giving academic or community service credit to students who assist in presenting programs at the library and by obtaining a subscription to a database to providing tutoring assistance. The description of services to be provided is very thorough and appropriate to the needs assessment findings. The site ownership section indicates the county will own the site, but the site is to be leased to the county.

Plan of Service Integrates Appropriate Technology The need for Internet access and the availability of electronic resources are mentioned in the needs assessment and plan of service, but do not carry through to the building program and conceptual drawings. The Family Literacy Center is described in the needs assessment as "the major component of the new library," but is barely mentioned in the building program and is indistinguishable from the reference seating. There are 8 public access computers.

Appropriateness of Proposed Site The proposed site, which is adjacent to the continuation high school, will be leased to the county by the school district for the purpose of building the public library. The area is part of a Rural Revitalization Area. The site is visible from the major community arterial road, Highway 94, and an accessible path will be built from the highway, the adjacent school, and the new parking area. A rural bus route stop is within 1/4 mile of the site. Due to the rural nature of the community, sidewalks and pedestrian paths are not present, but the adjacent school provides appropriate pedestrian and bicycle access on the site. Site size is appropriate for the planned project. There are no restrictions that would impact site planning.

Financial Capacity The applicant has committed to the on-going operation of the completed library.